FASTIDIOUS BUILDMART PVT LTD

Plot No.C-01 Sector-16B Greater NoidaG.B Nagar U.P-201308 GHAZIABAD UTTAR PRADESH 201308

Company GSTIN :-09AACCF7934K1Z7 Company PANNO :-AACCF7934K

Demand Letter

06/11/2023

Mrs. Pooja Varshney

Flat No.C-722, Tower-C, Gaur Siddhartham, Sector-8, Siddharth Vihar, GHAZIABAD, UTTAR PRADESH, INDIA, 201009,

Contact No : +91-8802314092

Email : pooja.varshney201@gmail.com

GSTIN : UnRegistered

PAN : AKGPV5217N

Co-Applicant : Mr. Harsh Gupta

Booking No : AABOOKING/00017/23-24

Customer No : AAFAPP/00174/22-23

Project : GAUR WORLD SMARTSTREET

Category : PHASE-1>>SHOP>>SHOP

Unit No : AFOF234

Unit Charge

Sl. #	Particulars	Due Date	Basic Amt.	Tax Amt.	Due Amt.	Rec/Adj.	Balance
1	Unit Cost.Booking	12/04/2023	343921	41270	385191	385191	0
2	Unit Cost.WITHIN 45 DAYS FROM THE DATE OF BOOKING	12/04/2023	1031762	123812	1155574	1155574	0
3	Unit Cost.At the time of offer for possession	07/12/2023	687841	82540	770381	0	770381
Sub Total :			**2063524**	**247622**	**2311146**	**1540765**	**770381**

Extra Charge

Sl. #	Particulars	Due Date	Basic Amt.	Tax Amt.	Due Amt.	Rec/Adj.	Balance
1	ADVANCE MAINTENANCE.At the time of offer for possession	07/12/2023	54269	9768	64037	0	64037
2	DX SYSTEM.At the time of offer for possession	07/12/2023	120000	21600	141600	0	141600
3	ONE TIME SIGNAGE SPACE.At the time of offer for possession	07/12/2023	25000	4500	29500	0	29500
Sub Total :			**199269**	**35868**	**235137**	**0**	**235137**

Security Fund

Sl. #	Particulars	Due Date	Basic Amt.	Tax Amt.	Due Amt.	Rec/Adj.	Balance
1	Add Infr. Replacement Security.At the time of offer for possession	07/12/2023	47604	0	47604	0	47604
2	IFMS.At the time of offer for possession	07/12/2023	71406	0	71406	0	71406
Sub Total :			**119010**	**0**	**119010**	**0**	**119010**

Future Bills

Sl. #	Particulars	Due Date	Basic Amt.	Tax Amt.	Due Amt.	Rec/Adj.	Balance
1	Unit Cost.12 Month from offer for possession	27/09/2024	687841	82540	770381	0	770381
2	Unit Cost.24 Month from offer for possession	27/09/2025	687840	82540	770380	0	770380
Sub Total :			**1375681**	**165080**	**1540761**	**0**	**1540761**

Late Payment Interest Summary

Revenue Head	Interest Accrued	Interest Waived	Interest Paid	Interest Outstanding
	3888	3888	0	0
Total Payable			**4,209,942.00**	**1,544,653.00**	**2,665,289.00**

- Payments may please be made by bank drafts or MICR cheques in favour of **FASTIDIOUS BUILDMART PVT LTD**

- Please ignore this demand letter if already paid.

- Interest for the delayed payments of installments will be determined at the time of final payment. In case you require to get the upto date details of interest you may get the same from our corporate office or it can be checked through customer portal on our website.

Thanking you for your co-operation and assuring you of our best services at all times. For any further assistance kindly contact our Customer

Relations Department at **Toll Free No- .1800-180-3052**

Note:

1. **Now You can Pay Your Dues Through Online From Customer Portal steps are Below**
2. **Go to Our Web Site**
3. **Click on Customer Portal and Entered your User Id and Password (as per Provided in Welcome Letter)**
4. **Click on “Pay Online” you will be directed to Pay U Money website where you have to select the “Net Banking” option to make the payment**
5. **Click on net banking, select your bank and Enter your bank id and password and make the payment.**
6. **Payment through RTGS/NEFT.**

Beneficiary Name :- FASTIDIOUS BUILDMART PVT LTD

Bank Name :- Kotak Mahindra Bank Ltd

Address :- Aditya City Center ,Indirapuram,GZB (UP)

Bank A/c No. :- 5645825124

IFSC Code :- KKBK0005289

* Bankers/HFC'S /Customer are advised to forward the RTGS/NEFT details with Name of Applicant, Unit No., Project Name, RTGS/NEFT No., Date of Deposit, Amount, Builder Bank A/c No. on our Mail ID: Collections@gaursonsindia.com

7. Please mention customer Name, Flat No./Unit No., Project Name, Mobile No. and Payment details behind your cheque or DD. in case of Cheque Payment.

8. You are also requested to mark a mail to us in case you are depositing instalment directly in our bank of account giving detail of Cheque number,date of deposit and bank details as well on mail id: Collections@gaursonsindia.com

9. Bank Charges (if any) will also be payable.

10. Interest @MCLR+1% p.a. will be charged if applicable.

11. If this demand letter does not tally with your records please contact our office immediately.

12. For Above purpose you are requested to mail us .

13.**TDS of 1% to be deducted by flat owners, if value of flat is 50 Lakhs and above, at the time of payment. TDS has to be deposited by the customer only and the customer is required to submit the TDS challan with Form-16B to the CRM of Gaursons for the receipt issuance. Gaursons will not be liable for this TDS compliance on behalf of the customer.**

Important: Please update the company regarding change of Address/ Contact No. / E-Mail ID, If any through your registered mail id, on Customercare@gaursonsindia.com

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For, FASTIDIOUS BUILDMART PVT LTD

Authorized Signatory

OFFER FOR POSSESSION

06/11/2023

Mrs. Pooja Varshney

Flat No.C-722, Tower-C, Gaur Siddhartham, Sector-8, Siddharth Vihar,
GHAZIABAD, UTTAR PRADESH, INDIA, 201009,

Contact No : +91-8802314092
Email : pooja.varshney201@gmail.com

Subject:- Offer for Possession of the Shop/Commercial Space/Unit No. AFOF234, PHASE-1>>SHOP>>SHOP allotted to you in the Project 'GAUR WORLD SMARTSTREET' situated at Plot No. C-01 A Sector- 16B, Greater Noida Distt- Gautam Budh Nagar (U.P.)

Dear Sir(s)/ Madam,

Founded on the twin values of quality and timely delivery Gaurs Group has established itself as a byword for trust in the realty sector. As one of the leading real estate developers in India, the name is a marquee for prestigious projects in residential, commercial and retail properties located in the areas of Delhi NCR, U.P.

Today we welcome you in the "Gaurs Family" where thousands of happy families are residing in our delivered projects and the smile on their faces is the force that keeps us moving ahead every day.

The Company 'M/S Fastidious Buildmart Private Limited ' is pleased to inform you that shop/commercial space No.AFOF234 ,PHASE-1>>SHOP>>SHOP , in the in the Project '"GAUR WORLD SMART STREET" situated at Plot No. C-01A, Sector- 16B, Greater Noida Distt- Gautam Budh Nagar (U.P.). RERA No. UPRERAPRJ674297 has been completed and occupancy certificate for the project has been received vide letter dated 03/11/2023. (Copy Attached)

we are sending you the "Offer for Possession" wherein:

1. You are required to clear all dues in respect of your Shop/Commercial Space/Unit No. as per attached demand sheet within 30 days.

2.In case your said Unit is financed by banks/Financial Institution/Employer then you are requested to obtain 'No Objection Certificate* from the Bank/Financial Institution/Employer concerned. This No Objection Certificate is required for the confirmation of up to date due clearances.

Allottees shall be liable to clear all the dues to the promoter within 30 days from this letter's issuing date So hereby you are advised for the timely payment.

In order to avoid physical visit ,you are advised to make online payment (NEFT/RTGS) at below mentioned details:-

Beneficiary Name : FASTIDIOUS BUILDMART PRIVATE LIMITED
Bank Name : Kotak Mahindra Bank Ltd
Branch : Aditya City Center, Indirapuram,Ghaziabad (UP)
Bank A/c No. : 5645825124
IFSC Code : KKBK0005289

After clearance/ Confirmation receipt shall be shared on E-mail.

For any clarification kindly contact at:-1800-180-3052 (Toll Free). You can also visit our website www.gaursonsindia.com for the latest pictures of the project.

Note: All queries related to possession can be entertained through video conferencing, through email, Appointment and walk in. For this required email id and contact no. are as below:

EMAIL ID: - customercare@gaursonsindia.com

CONTACT NO.:- 1800-180-3052 / 0120- 4343333

Thanking you,

FOR Fastidious Buildmart Private Limited

Authorized Signatory

NOTE:-

*The compulsory maintenance charges shall commence after expiry of 3 months and holding charges shall commence after expiry of 6 months from the issuance of this letter. So hereby you are advised for the timely payment.